



MAYOR AND COUNCIL AGENDA

NO. 4

DEPT.: / Community Planning and Development Services DATE: January 14, 2005

Contact: Arthur D. Chambers, AICP, Director, CPDS

ACTION: Approval of modification to the public improvements contract for the construction of three public parking garages in the Town Square Project.

To: Whiting Turner Contracting Company
Baltimore, MD

Amount: Estimated total amount \$21,853,492

Block 1/2 \$8,606,904 (Partial Construction)

Block 4 \$4,362,248 (Partial Construction)

Block 5 \$8,884,250 Final GMP

GMP = Guaranteed Maximum Price

ACTION STATUS:

FOR THE MEETING OF: 1/18/05

INTRODUCED

PUB. HEARING

INSTRUCTIONS

APPROVED

EFFECTIVE

ROCKVILLE CITY CODE,

CHAPTER

SECTION

☐ CONSENT AGENDA

RECOMMENDATION: Modify the contract to Whiting Turner contract in the amount of \$21,853,492, in a form approved by the City Attorney. Approval of this item includes the following conditions and provisions:

1. Authorize a notice to proceed for the Block 5 garage with an amount not to exceed \$6,702,000.
2. Authorize a notice to proceed in regard to the Block 1/2 garage for the excavation of the Block 1/2 garage, ordering and installation of the concrete and steel and other associated work in an amount not to exceed \$1,802,000.
3. Authorize a notice to proceed for the excavation of the Block 4 garage and other related work in an amount not to exceed \$549,000.
4. RD Rockville Garage LLC and Whiting Turner shall, negotiating in good faith, provide final contract documents to the City no later than January 24, 2005.
5. This action will supercede the previous modifications to the public improvement contracts relating to the public garages approved by the Mayor and Council on July 12, July 26 and August 2, 2004.

IMPACT: ☐ Environmental ☒ Fiscal ☐ Neighborhood ☐ Other:

Sufficient funding is available in Account No. 420-600-OA80-0426.

BACKGROUND:

Design of the three garages was authorized by the Mayor and Council on March 18, 2004. The design of the garages was to be accomplished by RD Rockville Garage LLC (RDRG) utilizing WDG Architecture. The amount of that contract was \$1,997,662 and is referred to as the Phase I contract. The Phase II contract is the construction contract currently being drafted. Previously, the Mayor and Council authorized the excavation of the Block 5 and Block 1/2 garages on July 26, 2004 (amount authorized \$4,134,000). The Mayor and Council also authorized the concrete and steel work for the Block 5 garage on July 26, 2004 (amount authorized \$5,094,816). Both of those actions were done as modifications to the contract between the City and Whiting Turner for the public improvements. Since the contract between RD Rockville Garage and Whiting Turner is not finalized, it is being proposed to, again modify the public improvements contract to allow construction to continue.

On December 13, 2004 the construction contract was discussed at a Mayor and Council worksession. A copy of the agenda sheet for that meeting and the attachment from Dan China (an attorney representing the City) summarizing the contract is included as Attachment 1. The other attachments have not been included with this agenda sheet. Staff would note that the "Smart Garage" technology has been included in the overall budget for the garages. Additional information and more detailed costs estimates are being developed for that technology. When the information is compiled, it will be forwarded to the Mayor and Council. Likewise, more detailed cost estimates for the MD355 façade of the Block 4 garage are being developed. Additional information will be forwarded to the Mayor and Council prior to the preparation of a final GMP for Block 4.

RD Rockville Garage LLC and Whiting Turner have been negotiating their construction contract, however, final agreement has not yet been reached. As a result, the City's contract with RD Rockville Garage LLC cannot be finalized. It is anticipated that the contract between RDRG and Whiting Turner will be completed by January 24, 2005. Once that contract is finalized, the City can approve a contract with RDRG for the full construction of all three garages. In order to lock in various bids and continue modification construction, it is being proposed to modify the public improvements contract. While a contract would be awarded, there would be a limitation on the actual amount of funds the City would expend prior to the completion of the contract between RDRG and Whiting Turner.

The total contract award would be for \$21,853,492 with a provision that a notice to proceed would not exceed \$9,208,000. Since the City has already approved modification to the public improvements contracts in the amount of \$9,228,218, this modification would not actually increase the amount of funds authorized. Approval of this item would, however, supercede the prior action. Approval of this modification will establish the GMP for Block 5. It will also establish a portion of the GMP for Blocks 1/2 and 5. The final GMP for these blocks will be determined after all bids are received.

The final GMP summary for Block 5 is included as Attachment 2. This GMP represents the total scope of work and total costs that will be paid to Whiting Turner to construct the garage. It does not include design costs or the fee being paid to RD Rockville Garage LLC to manage the construction for the City or change orders required by unanticipated field conditions found during construction. The GMP also includes a 2% contractor's contingency. Attachment 3 is a summary table of the cost changes associated with the Block 5 garage from the February 25, 2004 Budget to the GMP. The costs shown are construction (hard) costs only.

Attachment 4 is a budget summary for the Block 1/2 garage. It includes the general scope of work along with estimates (from December 22, 2004) of the cost of the work. Attachment 5 is a

comparison of the changes in scope and cost between the February 2004 budget with the December 2005 budget. Explanatory notes are included.

The budget summary for the Block 4 garage is included as Attachment 6. That summary includes a general scope of work for the Block 4 garage. It should be noted that for some of the work items an allowance has been shown because final design is not complete. Exhibit 7 compares the February 2004 budget with the December 2005 budget.

Attachment 8 is a summary table of attachments 9, 10, and 11. It shows the anticipated (budget) GMP for the three garages, the dollar amount of the modification (by garage) to the public improvement contract; the total of actual and anticipated expenditures from 2004 through March 2005 and the actual amount billed through December 2004. The next three attachments show additional detail in terms of scope. They also show the status of the bids for the various work items.

City staff is reviewing/revising prior utilization rates, fee assumption, operating costs, etc., associated with the public garages. That review will include new pro formas from the City's financial advisors. The new pro forma will reflect the sale of parking spaces to the developer for the rental units being changed to condominiums. That information will be brought to the Mayor and Council for review prior to the issuance of bonds. The information should be available in 6-10 weeks.

PREPARED BY:


Arthur D. Chambers, AICP, Director, CPDS

APPROVE:

Scott Ullery, City Manager

Date

LIST OF ATTACHMENTS:

1. Attachment 1, Agenda Sheet for the Mayor and Council, dated December 13, 2004
2. Attachment 2, Rockville Town Square Garage Block 5 GMP Summary, dated 1/12/05
3. Attachment 3, Rockville Town Square Garage Block 5 Budget Comparison dated 1/13/05
4. Attachment 4, Rockville Town Square Garage Block 1/2 Budget Summary dated 1/12/05
5. Attachment 5, Rockville Town Square Garage Block 1/2 Budget Comparison dated 1/14/05
6. Attachment 6, Rockville Town Square Garage Block 4 Budget Summary dated 1/12/05
7. Attachment 7, Rockville Town Square Garage Block 4, dated 1/14/05
8. Attachment 8, Summary of Comparison Sheets
9. Attachment 9, Comparison Sheet Block 5 Garage
10. Attachment 10, Comparison Sheet Block 1/2 Garage
11. Attachment 11, Comparison Sheet Block 4, Garage



MAYOR AND COUNCIL WORKSESSION

NO. DEPT.: Community Planning and Development Services DATE: December 13, 2004
CONTACT: Arthur D. Chambers, AICP, Director

SUBJECT FOR DISCUSSION:

Town Center Parking Garages

ORDER OF DISCUSSION:

1. Construction Contract
2. Value Engineering/355 Façade/"Smart Garage"
3. Budget
4. Financing
5. Next Steps

The purpose of this item is to brief the Mayor and Council on several aspects of the public garage construction for the Town Square project. Those items include the construction contract, budget, financing and future actions. In addition, the Mayor and Council will need to provide direction on two items that will affect the cost of the garages.

Decision Items/Recommendation

1. Include upgraded façade on 355 in Block 4.
2. Determine if "Smart Garage" technology should be included.
3. Authorize (on January 10) excavation and concrete and steel for Block 1/2.
4. Authorize (on January 10) excavation of Block 4 garage.
5. Authorize (on January 10) the City Manager to issue "notice to proceed" when GMPs are finalized.

Construction Contract

As provided in the General Development Agreement (GDA), the City and RD Rockville Garage LLC (RDRG) will be entering into a contract to build the three public garages in the Town Square Project. RDRG will have a contract with The Whiting -Turner Contracting Company who will do the actual construction. RDRG will manage Whiting-Turner for the City. This is the same procedure being used for the design of the garages utilized with RDRG and WDG Architecture and what is being used for the construction of public improvements with FRIT and Whiting-Turner.

The contract with RDRG is basically a design build contract between the Mayor and Council and RDRG. A memorandum from Dan China (an attorney with Venable) is attached that provides a summary of the main points of the contract. The cost of the garages will be determined by a "Guaranteed Maximum Price" (GMP) that is being negotiated as part of a contract between RDRG and Whiting-Turner. RDRG's fee will be a fixed fee as compared to a percent of construction.

Final language for the contract is still being prepared. The largest issue is the finalization of

the contract between RDRG and Whiting-Turner. Once that contract is finished, the City will need to review it to insure it conforms to processes, schedules, etc. Other items include consistency between sections of the contract, insurance provisions and other minor wording changes. The contract will be scheduled for Mayor and Council action on January 10, 2005. The work currently underway on Block 5 and Block 1/2 will continue under prior Mayor and Council authorization in March and July of 2004. It is also anticipated that final GMP's based on 100% construction documents for all garages will not be completed for the January 10 Mayor and Council meeting. See the discussion under Garage Budget regarding the GMP's. If the GMP's are not finalized a "notice to proceed" will be issued for only a portion of the construction.

Value Engineering

When the revised estimates were prepared in June, the costs of the garages increased significantly primarily due to increases in material costs, design revisions, and more complete plans. At that time, the architects, City staff, Whiting-Turner, FRIT and RDRG reviewed the estimates and plans to determine what items could be eliminated or revised to reduce costs. Based on that review and analysis, it was determined that wheel stops, the brick on the north façade of Block 1/2, and a few other items could be eliminated without affecting the quality of the garages. Other items such as wearing surfaces, corner guards, increasing the height of the garage (in order to eliminate the below grade spaces), were considered but not approved for deletion. It was felt that deleting these items would have negatively affected the quality of the garages.

One item that still needs to be discussed is the MD355 façade for the Block 4 garage. The current budget includes an allowance for the façade presented by WDG last year during the PDP and use permit approvals. If that façade was revised to basic concrete spandrels, approximately \$400,000 could be saved during construction. The Mayor and Council will need to provide direction on whether to include the upgraded façade. Staff would recommend that an upgraded façade be included provided that overall construction costs can be reduced to the point where projected revenues can cover the projected debt.

Another item that has been discussed, but not included in any budgets or estimates is "Smart Garage" technology. The "Smart Garage" technology gives motorists more detailed information about where vacant spaces are located. That helps eliminate the frustration of searching on levels that are full. The system is based on electronically identifying what spaces are available and displaying that information just outside the garage entrance. This technology is being used at BWI and other airports. Whiting-Turner has provided an estimate of \$679,000 to provide "Smart Garage" technology for all three public garages. Information from Whiting-Turner and an article on "Smart Garage" technology is attached. The cost for Block 4 garage would be \$447,300. The Mayor and Council will need to determine if the benefits of this technology are sufficient.

Garage Budget

A copy of the latest budget for the three garages is included as attachment 3. The budget compares the most current budget (\$51,419,433) to the bonding budget (\$45,517,899) prepared in March 2004. The bonding budget was discussed with the Mayor and Council in April 2004. It was then presented to the rating agencies in May. There have been several other construction budgets prepared based on designs at various percentages of completion. In order to provide a constant basis of comparison, the bonding budget was selected. The attached budget includes construction and soft costs for each of the three garages. It also includes budgets for land, consultants, legal, etc. The table below shows the hard costs for the three garages, along with the number of spaces per garage.

	Blk 1/2	Blk 4	Blk 5	Total
Bonding Budget Construction only	\$6,272,000	\$12,529,000	\$4,882,000	\$23,683,000
Current Budget Construction only	\$8,539,000	\$15,065,000	\$7,840,000	\$431,444,000
Number of spaces				
Public	225	639	122	986
Rental/Condo	<u>324</u>	<u>250</u>	<u>154</u>	<u>728</u>
Total	649	889	276	1,714
# of Levels	7	7	2	N/A

In comparing the current budget to the bonding budget, there have been significant increases to the costs. Those costs can primarily be attributed to the following:

- Cost of steel and concrete has drastically risen.
- Cost of dumping excess spoil has risen due to distance required to haul and rising fuel costs.
- Refining costs between schematic design, development design, and construction documents due to greater detail and information. Specifically, electrical and mechanical designs being finalized.
- Addition of parking meters not being carried by general contractor in the SD budget; this cost was then added in the DD budget as an allowance.
- Requirement to redesign Block 5 garage in regard to Foulger-Pratt easements.
- Additional sheeting and shoring required on north face of Block 5 due to delayed closing of Block 5.
- Additional cost allowance for deep foundations in Block 4.

It should be noted that in the "sources of funds" section, the current budget shows a \$15,098,306 amount for the condominium parking reimbursement. City staff and RD Rockville are still negotiating the exact amount of this item. Additional information should be available at the worksession. The private developer contribution of \$4.2m was established in the GDA.

For Block 5 the cost is based upon 100% construction documents. The number shown (\$8,806,250 [see attachment 3], includes hard and soft costs) is almost finalized for the Guaranteed Maximum Price (GMP). The final review of the bids is underway and the GMP is to be finalized by December 16, 2004. The excavation was approved by the Mayor and Council in early July as part of the public improvements contract. The Mayor and Council authorized the purchase and installation of the concrete and steel for the Block 5 garage in August.

In Block 1/2 the cost shown is based upon schematic design or 50% construction documents. That means that most of the design is completed. However, there are still some details that are being finalized. As a result, there are more allowances than actual bids. Other than the excavation work, concrete and steel, a notice to proceed will not be issued until the plans are farther along and a GMP can be issued by RDRG. That GMP, based on 75% construction drawings, is anticipated in mid-January.

The Block 4 garage is a little farther behind because of the City's inability to obtain geotechnical information on the office townhouse property prior to acquisition. However, based on preliminary analysis it appears that "deep foundations" will be needed. This item is being reviewed by the architects and structural engineers. Because the design of this garage is behind the others, the construction cost estimates (which includes a \$1.8m allowance for deep foundations) are based on a schematic design or 50% construction documents. As with Block 1/2, there are more allowances than actual bids. A GMP based on 75% construction documents is anticipated in mid-January.

Financing

PFM, the City's financial advisors, were asked to compute the annual debt service payment for the garages, based upon revised assumptions about capital development costs, number of spaces, opening dates, and operating revenue and expenses. They prepared information for two scenarios, one with the current mixture of apartment and condominium units and one with all residential units as condominiums. (The condominium units pay for their related parking spaces during the construction process, which decreases the City's borrowing amount, while the apartment units pay a monthly lease cost for their spaces.) Their analysis indicates that the all condominium option results in a moderate gap between cumulative revenue and expenses between FY 2006 and FY 2015. The largest annual gap that would have to be funded through the general tax levy would be approximately \$135,000 in FY 2011; by FY 2013, estimated parking related revenues would cover all expenses and debt service costs. This level of tax supported funding is similar to that required in their earlier analysis for the bond rating agencies. The attached pro formas used the same assumptions that were used for the bonding budget. Those assumptions included charging on evenings and weekends, usage rates, parking fines, meter revenues, etc. Other assumptions about the financing are part of attachment 4. The option based on a mix of apartments and condominiums results in extremely large annual revenue gaps; by FY 2015 the cumulative gap is nearly \$6 million and the annual amount is approximately \$550,000. The current projections are preliminary but can be viewed as substantially correct, barring any significant unexpected changes to market interest rates between now and when the debt is issued. In addition, the appropriate breakdown between taxable and tax-exempt debt is still under review. The projected total debt associated with the garages is estimated at \$36.6 million for the condominium option and \$48 million if a mix of apartments and condominiums is constructed.

Next Steps

As indicated above, the construction contract is being scheduled for action by the Mayor and Council on January 10, 2005. It is anticipated that a final GMP, based on 100% construction drawings, will be completed by that date for Block 5. At that time, the City would issue a "notice to proceed" on the Block 5 garage. GMP's based on 100% construction drawings for Blocks 1/2 and 5 will not be completed by mid January. Therefore, staff would recommend that approval of the contract will also include "GMP's" based on budgets derived from 50% and 75% drawings.

The Mayor and Council would authorize the excavation, concrete and steel for the Block 1/2 garage; and the excavation for the Block 4 garage. In addition, the Mayor and Council would authorize the City Manager to issue a full "notice to proceed" for the balance of the construction provided that the final GMP based on 100% drawings is less than the "budget GMP's."

LIST OF ATTACHMENTS:

1. Memorandum from Daniel W. China, Venable LLP.
2. Memorandum from RD Rockville, LLC. Re: "Smart Garage."
3. Working Budget – Parking Garages, Rockville Town Square.
4. Rockville Town Center Parking, Pro Formas.

Memorandum

TO:
Art Chambers

FROM:
Daniel W. China

CC:
Paul Glasgow

RE:
Rockville Town Center Project - Brief Summary of Public Garages Contract Between Mayor and Council of Rockville and R.D. Rockville Garage, LLC for Staff Report

DATE:
December 7, 2004

Art -

Pursuant to your request, I am forwarding the following brief summary of the key features of the contract, in its draft form as of this date, between the Mayor and Council of Rockville and R.D. Rockville Garage, LLC, for construction of the Public Garages at the Rockville Town Center ("the Contract"). R.D. Rockville Garage, LLC is a separate entity established by R.D. Rockville, LLC for the purpose of the construction of the public garages. The Contract and R.D. Rockville Garage, LLC's contract with its general contractor, upon which the Contract is based, are still being negotiated and may be subject to change.

- Contract Form - The Contract is a design/build contract between the Mayor and Council of Rockville and R.D. Rockville Garage, LLC for the design and construction of three public parking garages to be owned by the City of Rockville. The Contract is a heavily modified AIA A191 - Part 2 Agreement (1996 Edition), which is a standard form agreement created by the American Institute of Architects for use between owners and design/builders. The Contract includes the following exhibits: 1) Construction Schedule; 2) Payment and Performance Bonds; 3) Third Party Beneficiary Language to be inserted in R.D. Rockville Garage, LLC's contract with its general contractor making the City of Rockville a third party beneficiary of that contract; and 4) a heavily modified AIA A111 and AIA A201 form contract (which is a standard form of agreement created by the American Institute of Architects for use by owners and general contractors and related General Conditions for that contract) between R.D. Rockville Garage, LLC and its general contractor.

- Project – The three public parking garages will be located on parcels owned by the City and known as Blocks 1/2, 4 and 5 of the Rockville Town Center Project. The Block 1/2 garage will contain 537 parking spaces, the Block 4 garage will contain approximately 1,048 parking spaces, and the Block 5 garage will contain approximately 281 parking spaces. The garages are poured in place and precast concrete constructed in accordance with plans and specifications prepared by R.D. Rockville Garage, LLC, and its retained design professionals, under the Part 1 Agreement that was entered into earlier this year between the Mayor and Council of Rockville and R.D. Rockville Garage, LLC.
- Timing – A schedule that conforms with the GDA schedule is still to be finalized and construction will commence upon a notice to proceed being issued. A liquidated damages provision for late completion is also being negotiated.
- Cost – The Project costs will include: 1) the cost of the work subject to the Guaranteed Maximum Price ("GMP") in the construction contract being negotiated between R. D. Rockville, LLC and its general contractor, plus 2) a fee of \$1,544,000.00 based on earlier estimated hard and soft costs for the Project, plus 3) reimbursable expenses of R. D. Rockville Garage, LLC. Although the amount of the GMP is still being negotiated, under the current draft of the Contract if there are any savings under the GMP, 70 % of those savings will be paid to the City of Rockville, with 30% to be paid to the general contractor. Payments will be applied monthly based upon work actually performed and payments are to be made within fifteen (15) business days.

In a job of this size, it is quite likely that there will be proposed changes to the Contract, including possible increases to the GMP, for changes resulting from, by way of example only, changes to the scope of the work or unforeseen conditions. The Contract includes a detailed procedure to address such changes to the Contract.

- Retainage – The City of Rockville shall be entitled to withhold 10% retainage of the cost of the work for each garage until substantial completion on each garage, then reduced to 2.5% of the cost of the work or 200% of the value of any remaining work on each garage, whichever is greater, in order to ensure final completion
- Risk Assessment – R. D. Rockville Garage, LLC is not acting as a design/builder in the traditional sense in that it is not assuming liability for the errors of its general contractor. The City of Rockville's recourse for any failures of R. D. Rockville, LLC's general contractor will be against the general contractor as a third party beneficiary of that contract and and/or against any available insurance or performance bonds, as applicable. In that regard, the City will be made a third party beneficiary of the contract between R. D. Rockville Garage, LLC and its general contractor so that the City of Rockville, if necessary, will have a basis for proceeding directly against R. D. Rockville Garage, LLC's general contractor. Further, the City of Rockville is to be named as an additional insured on insurance obtained and an obligee on bonds obtained for the Project. R. D. Rockville Garage, LLC will be liable for its own negligence.

- Insurance - Among the insurance R. D. Rockville Garage, LLC is required to provide for the Project is the following:
 - 1. Worker's Compensation - \$500,000 bodily injury per accident
 - 2. General Contractor Liability - \$1,000,000 each occurrence – bodily injury and property damage; - \$2,000,000 general aggregate; - \$2,000,000 products and completed operations, personal injury aggregate
 - 3. Automobile - \$1,000,000
 - 4. Umbrella Excess Liability - \$5,000,000 combined single limit and aggregate
 - 5. Property Insurance – Builder's Risk "All Risk" or Equivalent - \$155,335,310 (covers all garages, retail and residential construction)
 - Payment and Performance Bonds – Will be supplied by R. D. Rockville's general contractor.
 - Dispute Resolution – Will be through Judicial Arbitration Mediation Services.
 - Termination – There are Termination for Cause and Termination for Convenience provisions in the Contract.
- If you need any additional information, please let Paul or me know. Thank you.

Dan China

~~EXHIBIT 1~~
 Rockville Town Square
 Block 5 GMP Summary

Bid Unit	Description	Public Garage GMP	Public Garage GMP (11-22-04)	Public Garage Budget (6-9-04)
001	General Requirements	\$ 90,000	\$ 90,000	\$ 90,608
01B	Surveying	\$ 7,500	\$ 7,500	\$ -
02A	Earthwork	\$ 1,305,161	\$ 1,305,161	\$ 1,062,988
02E	Sheeting and Shoring	\$ 465,350	\$ 465,350	\$ 280,200
02K	Dewatering	\$ 29,180	\$ 29,180	\$ 42,245
03A	Concrete/Rebar	\$ 3,837,905	\$ 3,830,145	\$ 3,777,379
03C	Hambro Install	\$ -	\$ -	\$ -
03D	Hambro Furnish	\$ -	\$ -	\$ -
04A	Masonry/ Arch. Precast	\$ 128,291	\$ 128,291	\$ 281,440
05B	Miscellaneous Metals	\$ 147,875	\$ 213,375	\$ 131,125
05D	Ornamental Railings	\$ -	\$ -	\$ -
06A	Rough Carpentry	\$ -	\$ -	\$ 5,000
06B	Finish Carpentry (Allowance)	\$ -	\$ -	\$ -
06C	Cabinetry (Allowance)	\$ -	\$ -	\$ -
06D	Kitchen Countertops (Allowance)	\$ -	\$ -	\$ -
06E	Vanity Tops (Allowance)	\$ -	\$ -	\$ -
07A	IRMA Roofing	\$ -	\$ -	\$ -
07B	EIFS	\$ -	\$ -	\$ -
07C	Spray Fireproofing	\$ -	\$ -	\$ 34,855
07D	Waterproofing	\$ 232,882	\$ 175,382	\$ 106,631
07E	Caulking	\$ -	\$ -	\$ -
07F	Siding	\$ -	\$ -	\$ -
07G	Metal Panels	\$ -	\$ -	\$ -
07H	Decorative Roofing	\$ -	\$ -	\$ -
08A	Hollow Metal Doors and Hdwr	\$ 41,376	\$ 41,376	\$ 18,000
08B	Storefronts	\$ 10,000	\$ 28,678	\$ -
08C	Overhead Doors	\$ 10,081	\$ 14,081	\$ 15,000
08D	Residential Windows	\$ -	\$ -	\$ -
08E	Apartment Entry Doors (Allow)	\$ -	\$ -	\$ -
08F	Apartment Prehung Doors (Allow)	\$ -	\$ -	\$ -
09A	Drywall/ Metal Studs	\$ 75,282	\$ 7,004	\$ 92,501
09B	Carpeting/ VCT (Allowance)	\$ -	\$ -	\$ -
09C	Ceramic Tile (Allowance)	\$ -	\$ -	\$ 6,600
09D	Painting	\$ 26,000	\$ 26,000	\$ 114,100
10A	Bathroom Accessories	\$ -	\$ -	\$ -
10C	Lockers and Postal Specialties	\$ -	\$ -	\$ -
10D	Miscellaneous Specialties	\$ 4,800	\$ 4,800	\$ 4,800
11A	Dock Equipment	\$ -	\$ -	\$ -
11B	Trash Chutes	\$ -	\$ -	\$ -
11C	Louvers	\$ 17,686	\$ 17,686	\$ 33,000
11D	Appliances (Allowance)	\$ -	\$ -	\$ -
12A	Window Blinds	\$ -	\$ -	\$ -
14A	Elevators	\$ 97,500	\$ 112,500	\$ 50,000
15A	Plumbing	\$ 330,000	\$ 330,000	\$ 152,901
15B	HVAC	\$ 274,900	\$ 274,900	\$ 285,415
15C	Sprinkler	\$ 151,206	\$ 221,206	\$ 178,690
16A	Electrical	\$ 451,000	\$ 451,000	\$ 451,377
	Subcontractor Bonds	Included	Included	\$ 72,149

EXHIBIT 1
Rockville Town Square
Block 5 GMP Summary

Bid Unit	Description	Public Garage GMP	Public Garage GMP (11-22-04)	Public Garage Budget (6-9-04)
	Additional Scope Since 6/9/04	Included	Included	\$ 628,000
Cost of Work Subtotal		\$ 7,734,000	\$ 7,774,000	\$ 7,916,000
General Conditions (Prorated)		\$ 448,250		
Liability Insurance		\$ 58,000		
Builder's Risk Insurance		\$ 25,000		
P & P Bond		\$ 65,000		
Fee (Fixed Base Fee)		\$ 167,000		
Preconstruction		**		
Subtotal		\$ 8,497,250		
Construction Contingency		\$ 170,000		
Schedule Incentive Bonus:				
Block 5 Garage		\$ 25,000		
Block 5 Residential		\$ -		
Subtotal		\$ 8,692,250		
Subtotal		\$8,692,250		
Owner Allowances		\$ 192,000		
Total GMP		\$8,884,250		

In Previous Notice to Proceed

~~EXHIBIT 1~~
Rockville Town Square
Block 5

Value Engineering Incorporated into GMP

Description	Garage	Accepted
05B - Miscellaneous Metals		
Delete Embedded Nosings at Stairs	\$ (9,200)	\$ (9,200)
Delete corner guards		
Delete entrance canopy		
09A - Drywall		
Delete the garage ACT and bulkhead	\$ (151,800)	\$ (151,800)
Add spray on insulation	\$ 70,000	\$ 70,000
14A - Elevators		
Volume discount for award of all blocks	\$ (5,750)	\$ (5,750)
15C - Fire Protection		
Delete dry pendants in garage for ACT ceiling	\$ (80,500)	\$ (80,500)
Value Engineering Incorporated into GMP	\$ (177,250)	\$ (177,250)

~~EXHIBIT 1~~
Rockville Town Square
Block 5 Garage GMP
Assumptions and Clarifications

A GENERAL

- 1 This proposal is based on the following contract documents:
 - a Block 5 Bid Set documents dated 9/9/04 prepared by WDG Architecture. In general, the drawing notes are included to the extent that they describe standard construction practices. Proprietary materials and details that are beyond standard construction practices or are outdated are not necessarily included. Assumptions were made due to conflicting notes and or details and pricing is based on Whiting-Turner's understanding of the scope.
 - b Block 5 Addendum #1 documents prepared by WDG Architecture dated 10/8/04
 - c Block 5 specifications dated 9/9/04 prepared by WDG Architecture. In general, the specification requirements are included to the extent that they describe standard construction practices. Proprietary materials and means, methods, or standards that are beyond standard construction practices or are outdated, are not necessarily included. Unobtainable or non-definable standards described using words or phrases such as perfectly, completely, permanently, per architect's discretion or satisfaction, highest standard of workmanship, maximum quality control, etc. are not included.
 - d Geotechnical Report for Rockville Town Center Phase I dated 4/29/03
 - e Extent of Sheeting and Shoring Plan prepared by Whiting-Turner dated 5/21/04
- 2 This proposal is based on mutually agreeable contract terms and the agreement letter dated August 27, 2004.
- 3 Due to the number of changes to the construction scope, materials, and construction details, the specific requirements listed in the Product Substitution Procedures, 01630, are not included. Also, the specific requirements for project record documents listed in Closeout Submittals, 01780 are not included.
- 4 This proposal does not include:
 - a Site, building, or health department permit fees, local assessment fees, or impact fees.
 - b Environmental Permits
 - c Hazardous substance abatement or removal required for building demolition
 - d Removal, relocation, or repair of existing utilities, equipment, or structures not shown on the drawings.
 - e Testing and Inspections.
 - f Costs or delays due to abnormal weather.
 - g Utility company charges or fees except for our temporary service.
 - h Dewatering other than for normal rainfall.
 - i Costs due to design refinement, errors, or conflicts with code requirements.
 - j Rock or unsuitable soil removal or replacement.
 - k Final property survey.
 - l Snow removal.
 - m Cleaning of existing utilities

~~EXHIBIT 1~~
Rockville Town Square
Block 5 Garage GMP
Assumptions and Clarifications

- n Provision of construction facilities as listed in specification 01520.
- o Pest control as described in specification 01570.
- p Exclusively domestic materials.
- q Spray applied fireproofing. There is a specification section for fireproofing but WDG has stated that none is required.
- 5 Our proposal includes the following allowances:

Block 5

Allowances Included in the Cost of Work

a.	06B - Finish Carpentry (Running Trim)	\$130,536
b.	06C - Cabinetry	\$624,000
c.	06D - Kitchen Countertops	\$285,000
d.	06E - Vanity Tops	\$182,650
e.	07D - Expansion Joints	\$ 57,500
f.	07E - Caulking	\$ 39,700
g.	08E - Apartment Entry Doors	\$ 41,888
h.	08F - Unit Prehung Doors	\$185,816
i.	09B - Carpeting/VCT/Wood	\$333,924
j.	09C - Ceramic Tile	\$303,133
k.	10A - Apartment Accessories	\$108,256
l.	11D - Appliances	\$385,725

Stipulated Owner Allowances (Listed Below Total GMP)

a	Fire Extinguisher Cabinets	\$ 10,500
b	Public Corridor Fit-Out Allowance	\$220,000
c	Lighting at Garage Entries	\$ 4,000
d	Exterior Building Lighting	\$ 40,000
e	Parking Access Systems	\$ 15,000
f	Public Parking Meters	\$ 52,000
g	Building Signage	\$ 8,500
h	Main Entrance Lobby Fit-Out	\$ 53,000
i	Secondary Entrance Lobbies	\$ 7,000
j	Amenity Space Fit-Out	\$300,000
k	Main Entrance Canopy	\$ 20,000

~~EXHIBIT 1~~
Rockville Town Square
Block 5 Garage GMP
Assumptions and Clarifications

- | | | |
|---|-------------------------------|------------------|
| 1 | Secondary Entrance Canopy | \$ 10,000 |
| m | Building Terrace Landscaping | \$ 20,000 |
| n | Clock Tower Design Completion | <u>\$ 50,000</u> |
| | Subtotal | \$810,000 |
| | Insurance, Bond, Fee | \$ 48,000 |
| | Total | \$858,000 |
- 6 Allowances within the General Conditions for the entire project are as follows:
- a Guard Service \$ 150,000
 - b Temporary Roads \$ 50,000
 - c Street Cleaning \$ 50,000
 - d Drawing Reproduction \$ 75,000
- 7 We have not received the Exhibits regarding easements and zoning conditions referred to in the contract, and therefore do not include any special provisions regarding it.
- 8 As instructed, we have included builder's risk insurance, payment and performance bond, and general liability insurance.
- 9 The acoustical recommendations from Polysonics are not shown on the Addenda 1 drawings and are not included.
- 10 The manufacturers' standard one year warranties are included in the pricing.
- 11 In general, licensed professionals are registered in the jurisdiction having authority. This may not be the City of Rockville.
- 12 The scope includes value engineering as itemized on the attached list. Certain items will require verification upon issuance of respective design modifications.
- 13 Costs for recommendations made by the forensic architect are not included in the GMP.
- 14 This proposal is based on the authorization to award major subcontracts by no later than 1/7/05 to avoid anticipated price escalations. Additionally, escalation costs for specific items are included in the GMP as follows:
- a Concrete and rebar escalation is included through April 1, 2005
 - b Hambro material escalation is included through September 30, 2005
 - c Cold Formed Metal Framing is included through August 30, 2006
- 15 The Owner has elected to incorporate value engineering into the design that is not reflected on the Contract Documents. The Owner shall coordinate with the Architect to incorporate all value engineering into the conformed construction documents within a reasonable period of time in order to maintain the contract schedule. In addition, Whiting-Turner makes no representation that these products comply with the design performance criteria outlined in the specifications. It is incumbent on the Owner to require the Architect to review and modify the specifications to comply with the performance criteria of accepted value engineering items.

~~EXHIBIT 1~~
Rockville Town Square
Block 5 Garage GMP
Assumptions and Clarifications

- 15 This proposal is based on the understanding that the owner will employ several methods designed to mitigate the exposure of condominium related risk. These methods include:
- a Employing a forensic architect to review construction documents and provide construction phase inspections.
 - b Employing a consultant to review and coordinate the building skin components.
 - c Quarterly drawing and specification updates with the design team's cooperation to insure that the documents match the agreed-upon scope and field conditions.
 - d Maintaining a warranty/pay-off contingency to handle any lawsuits that may arise from the condominium association during the statute of limitations for the Maryland state warranties.
 - e RD Rockville is responsible for coordinating the design, hiring the consultants, and maintaining contingencies to mitigate the condominium liability inherent in this project. As such, RD Rockville acknowledges that Whiting-Turner assumes no liability for said coordination and shall be indemnified by RD Rockville and its general partners from any and all liability related to this coordination

B CONCRETE

- 1 8" concrete curbs are included under masonry walls build above slabs but not footers.
- 2 Shop drawings prepared and stamped by a professional engineer is not included.
- 3 Proposal is based upon rebar placement as shown on the plans. Extra rebar for placement at "architect's discretion" is not included.
- 4 Proposal includes concrete finishing per industry standards, which in some cases may not conform with the specifications.
- 5 Curing compound has been provided at concrete decks. Penetrating sealers are not included at all concrete decks.
- 6 The composite floors will be constructed as shown on the plans which may or may not be "free of perceptible vibration" as specified.
- 7 The GMP includes change orders for undercutting and for lowering the elevator pit at elevator 1&2 of Block 5.

C MASONRY

- 1 All masonry-anchoring devices are priced as galvanized steel.
- 2 A colored mortar allowance of \$12.00 per bag is included.
- 3 Toothing at construction joints will be minimized.
- 4 Cavity space cleaning as described in the specification is not possible with the use of brick ties and is not included.
- 5 Parging as described in spec. section 04050, 3.4, G is not shown on any drawings and is not included.
- 6 Note #1 on sheet A7.01 that references grout and sealant at stone is not included.
- 7 Water repellent admixtures for mortar are included only where applicable, not as specified. The specifications call for "integral water repellent admixture for all mortar types used in conjunction with

~~EXHIBIT 1~~
Rockville Town Square
Block 5 Garage GMP
Assumptions and Clarifications

exterior exposed concrete masonry units." This admixture is only appropriate with CMU that is manufactured with an integral water repellent like "Dry-block."

- 8 The grade N concrete bricks specified are no longer produced and are not included. Current industry standard concrete bricks are included.
- 9 Engineered drawings for cast stone will only include connections. PE certifications do not include fabrication, reinforcing, the mix design, or supervision of erection.
- 10 Architectural cast stone is included which conforms to ASTM C1364, ASTM C1194 for compressive strength, and ASTM C642 or C1195 for absorption.

D METALS

- 1 Corner guards are not included.
- 2 Costs for steel members that are not sized are included as allowances. As the design is not finished, the drawings do not always state the size of steel members.
- 3 No window washing system is shown or included although it is referenced in the specification.
- 4 The structural framing walls are designed to eliminate the need for steel distribution tube.

E CARPENTRY

- 1 Treated and fire retardant wood installation does not include the reapplication of chemical treatments after cutting or drilling as is described in the specifications.

F EXTERIOR SHEATHING

- 1 Silicone caulk, as specified for exterior sheathing, is not compatible with the vapor barrier. The EIFS installer will seal the sheathing joints as per the air barrier manufacturer's requirements.
- 2 The fasteners used for sheathing will comply with the manufacturer's recommendations.

G EIFS

- 1 Air Bloc-31 is not compatible for use with the EIFS, therefore a compatible vapor barrier is included to satisfy the warranty requirements from the EIFS manufacturer.
- 2 Rake copings shown as EIFS are not included. These copings will be metal to satisfy warranty requirements.
- 3 EIFS is not included on the rear sides of parapet walls. These walls are either covered with roofing materials or vinyl siding.
- 4 The EIFS foam is fastened with an adhesive and is expanded in lieu of extruded.
- 5 Metal coping is required to cover a minimum of 2 1/2" down the vertical face of EIFS at sills, wall caps, etc. The installer will modify the details shown that do not comply.
- 6 Horizontal EIFS surfaces must slope. The installer will modify details shown that do not comply.
- 7 Caulking will comply with the EIFS manufacturer's requirements. Most caulking is not shown, is not specified clearly, or is in conflict with the EIFS requirements.
- 8 The manufacturer's standard mesh for above grade, low traffic applications is included.

~~EXHIBIT 1~~

Rockville Town Square Block 5 Garage GMP Assumptions and Clarifications

H WATERPROOFING AND CAULKING

- 1 Spec section 07920 – Joint Sealants, section 2.2, A states, “Façade sealants that show dirt at the time of substantial completion shall be cleaned over the entire façade prior to acceptance by the Owner. 10 months after final completion of the building, if the sealant joints show dirt, they shall again be cleaned over the entire façade.” This requirement for special sealant cleaning is not included.
- 2 The manufacturer's standard materials are included which may not meet the VOC levels as specified
- 3 Waterproofing systems and accessories are based upon industry standards. The specific systems are not shown on the plans and the subcontractor selected the details. The waterproofing systems included are as recommended by the installer and manufacturer. Whiting-Turner does not accept design liability for this work. It is assumed that the approval of submitted product data by the Architect and its consultants constitutes their acceptance of design liability for this work.

I DOORS AND HARDWARE

- 1 Hardware associated with a security system or automatic door operation is not shown nor included.
- 2 Spec section 08710 states, “six months after acceptance of hardware return to the project with a representative of the latch and lock manufacturer and re-adjust every item of hardware. Consult with and instruct Owner's personnel in recommended additions to the maintenance procedures. Clean and lubricate operational items wherever required and replace hardware items which have deteriorated or failed due to faulty design, materials, or installation.” This requirement is not included.

J DRYWALL

- 1 Ceiling insulation is not shown in drawing details and is not included.
- 2 Interior non-load bearing walls are framed with 25gauge studs.
- 3 Ceiling furring channels are 7/8”, 20 gauge.
- 4 Flatstock blocking is included.
- 5 Drywall finishing includes a type 4 finish.
- 6 Rated duct enclosures detail as shown in the drawings is not included.

K FINISHES

- 1 Gypsum board partitions will not be airtight as specified.
- 2 Painting costs do not include the use of absolutely pure solvents as specified.
- 3 The specifications call for the painting of the following items. This painting is not included:
 - a inside of any ductwork
 - b diffusers, grilles, and registers that are typically pre-finished
 - c fire extinguisher cabinets
 - d electrical conduit, junction boxes, and outlet boxes
 - e mechanical equipment housings
 - f piping, ducts, hangers, and supports
 - g temperature control components

~~EXHIBIT 1~~
Rockville Town Square
Block 5 Garage GMP
Assumptions and Clarifications

- h telephone and electrical cabinets
- i piping, tank, and ductwork insulation
- 4 A one-color garage painting scope is included.
- 5 All paints will be water based, as alkyd paints will not be available after December 31, 2004.

I. SPECIALTIES

- 1 Stationary louvers with drainable blades are included.

M ELEVATORS

- 1 The elevator cabs include a standard interior. Cab upgrade allowance is not included. The upgrade allowance is \$48,000 for Block 5 and \$36,000 for Block 3B.
- 2 The elevator equipment included is manufactured by Kone.

N PLUMBING

- 1 A grid of approximately 60' x 60' for the under-slab drain as coordinated by ECS is included.
- 2 Piping and pipe insulation is included as per the value engineering discussions.
- 3 Sanitary risers are cast iron; run-outs and vents are PVC.
- 4 Underslab piping is PVC.
- 5 The pipe support and pipe penetration details shown on the drawings are not included. Proposal is based upon industry standard for residential construction.
- 6 No water treatment system is shown or included.

O HVAC

- 1 Register and grille locations are shown in schematic form. Exact locations will be determined by field conditions.
- 2 Duct cleaning and air handler cleaning are not included. The price includes changing the filters 1 time prior to turnover.

P FIRE SPRINKLERS

- 1 Sprinkler system is based on compliance with NFPA and local code requirements.
- 2 Commercial areas are schedule 10 and 14 black iron depending on pipe size.
- 3 A skid-mounted fire pump and motor is included with the controllers and jockey pump mounted separately.
- 4 The price includes the manufacturer's standard valves and fittings.
- 5 As reflected ceilings are not designed, "center of tile" pricing is not included for those areas that may have an acoustic tile ceiling. No such ceilings are currently shown or included.
- 6 Exposed hose valves, located in stair landings, are included.

Q ELECTRICAL

- 1 Security system is not specified or included.
- 2 Waxing of electrical equipment is not included as specified.

~~EXHIBIT 1~~

Rockville Town Square
Block 5 Garage GMP
Assumptions and Clarifications

- 3 Electrical cabling is per code minimums.
- 4 A snow melting system is described in the specs, but is not shown on drawings nor included in pricing.

Rockville Town Square Block 5 Garage Budget Comparison

Block 5 Garage				
Division	Description	1/7/2005	2/25/2004	Delta
1	Temporary Construction	\$97,500	\$89,717	\$7,783
2	Stewwork	\$1,799,691	\$1,049,512	\$750,179
3	Concrete/Rebar	\$3,837,905	\$2,186,578	\$1,651,327
4	Masonry	\$128,291	\$162,080	(\$33,789)
5	Metals	\$147,875	\$79,050	\$68,825
6	Woods and Plastics	\$0	\$5,000	(\$5,000)
7	Thermal/Moisture Protection	\$232,882	\$182,691	\$50,191
8	Doors, Windows, and Glazing	\$61,457	\$34,000	\$27,457
9	Finish	\$101,282	\$226,418	(\$125,136)
10	Specifications	\$4,800	\$18,000	(\$13,200)
11	Equipment	\$17,686	\$15,000	\$2,686
12	Furnishings	\$0	\$0	\$0
13	Special Construction	\$97,500	\$95,000	\$2,500
14	Conveying Systems	\$756,106	\$425,983	\$330,123
15	Mechanical			
16	Electrical	\$451,000	\$312,402	\$138,598
Cost of Work Total		\$7,734,000	\$4,882,000	\$2,852,000
<p>Comparison</p> <p>Excavation bids over budget due to dump fees. Rotate garage caused deeper excavation and additional sheeling and shoring</p> <p>The current steel market has skyrocketed and raw steel prices or "pig iron prices" have doubled which in turn has increased rebar price significantly (in addition concrete price increase, rebar tonnage increase, concrete quantity increase, addition of wearing slabs, precast cost increase).</p> <p>Again a significant jump in the raw steel market has pushed steel prices. Misc. metals price increase</p> <p>Additional Waterproofing due to rotated garage</p> <p>Deleted PVC faced acoustical ceiling</p> <p>The originals documents were very limited in their description, sizing and quantities, so historic data was used to provide preliminary pricing. After review of the updated drawings the MEP systems were clarified and repriced. This along with a significant increase in metal ductwork and piping costs (metals) escalated the pricing.</p> <p>The originals documents were very limited in their description, sizing and quantities, so historic data was used to provide preliminary pricing. After review of the updated drawings the MEP systems were clarified. This along with a significant increase in conduit, wire and gear costs (metals) escalated the pricing.</p>				

Rockville Town Square
Block 1/2 Budget Summary

Bid Unit	Description	Public Garage Budget (12-22-04)	Public Garage Budget (6-9-04)
001	General Requirements	\$ 202,364	\$ 202,364
01B	Surveying	\$ 21,324	\$ -
02A	Earthwork	\$ 820,320	\$ 774,280
02E	Sheeting and Shoring	\$ 154,915	\$ 209,500
02K	Dewatering	\$ 29,180	\$ 36,270
03A	Concrete/Repair	\$ 3,874,916	\$ 2,802,205
03B	Precast Concrete	\$ 1,797,500	\$ 2,012,000
03C	Hambro Install	\$ -	\$ -
03D	Hambro Furnish	\$ -	\$ -
04A	Masonry/ Arch. Precast	\$ 327,000	\$ 327,061
05B	Miscellaneous Metals	\$ 298,094	\$ 203,600
05D	Ornamental Railings	\$ -	\$ -
06A	Rough Carpentry	\$ -	\$ 5,000
06B	Finish Carpentry (Allowance)	\$ -	\$ -
06C	Cabinetry (Allowance)	\$ -	\$ -
06D	Kitchen Countertops (Allowance)	\$ -	\$ -
06E	Vanity Tops (Allowance)	\$ -	\$ -
07A	IRMA Roofing	\$ -	\$ 1,425
07B	EIFS	\$ -	\$ -
07C	Spray Fireproofing	\$ -	\$ -
07D	Waterproofing	\$ 175,000	\$ 123,826
07E	Caulking	\$ -	\$ -
07F	Siding	\$ -	\$ -
07G	Metal Panels	\$ -	\$ -
07H	Decorative Roofing	\$ -	\$ -
08A	Hollow Metal Doors and Hdwr	\$ 30,000	\$ 27,000
08B	Storefronts	\$ -	\$ -
08C	Overhead Doors	\$ 10,000	\$ 7,500
08D	Residential Windows	\$ -	\$ -
08E	Apartment Entry Doors (Allow)	\$ -	\$ -
08F	Apartment Prehung Doors (Allow)	\$ -	\$ -
09A	Drywall/ Metal Studs	\$ 185,000	\$ 22,050
09B	Carpeting/ VCT (Allowance)	\$ -	\$ -
09C	Ceramic Tile (Allowance)	\$ -	\$ -
09D	Painting	\$ 60,000	\$ 90,000
10A	Bathroom Accessories	\$ -	\$ -
10C	Lockers and Postal Specialties	\$ -	\$ -
10D	Miscellaneous Specialties	\$ 9,250	\$ 3,600
11A	Dock Equipment	\$ -	\$ -
11B	Trash Chutes	\$ -	\$ -
11C	Louvers	\$ 21,000	\$ 54,000
11D	Appliances (Allowance)	\$ -	\$ -
12A	Window Blinds	\$ -	\$ -
14A	Elevators/Escalator	\$ 389,550	\$ 300,000
15A	Plumbing	\$ 471,000	\$ 194,053
15B	HVAC	\$ 185,000	\$ 152,377
15C	Sprinkler	\$ 115,000	\$ 112,701
16A	Electrical	\$ 760,000	\$ 713,094
	Allowances	\$ 164,500	\$ 164,500

**Rockville Town Square
Block 1/2 Budget Summary**

Bid Unit	Description	Public Garage Budget (12-22-04)	Public Garage Budget (6-9-04)
	Subcontractor Bonds	Included	\$ 86,000
	Additional Scope Since 6/9/04	Included	\$ 1,175,000
	Potential Value Engineering	Based on 5 & 3B	
	Subtotal	\$ 10,101,000	\$ 9,800,000
	General Conditions (Prorated)	\$ 448,250	
	Liability Insurance (0.7%)	\$ 74,000	
	Builder's Risk Insurance (0.3%)	\$ 32,000	
	P & P Bond (0.785%)	\$ 84,000	
	Fee (Fixed Base Fee)	\$ 215,000	
	Preconstruction	**	
	Subtotal	\$ 10,954,250	
	Construction Contingency (2%)	\$ 220,000	
	Incentive Bonus:		
	Block 1/2 Garage	\$ 25,000	
	Block 1/2 Residential	\$ -	
	Subtotal	\$ 11,199,250	
Total Budget		\$11,199,250	

** Under Separate Contract
In Previous GMP with City

Rockville Town Square
Block 1/2 Garage Budget Comparison

		Block 1/2 Garage		
Division	Description	1/7/2005	2/25/2004	Delta
1	Temporary Construction	\$223,688	\$160,720	\$62,968
2	Sitework	\$1,004,415	\$566,400	\$438,015
3	Concrete/Rebar	\$5,672,415	\$3,670,267	\$2,002,148
				Excavation bids over budget due to dump fees. The current steel market has skyrocketed and raw steel prices or "pig iron prices" have doubled which in turn has increased rebar price significantly (in addition concrete price increase, rebar tonnage increase, concrete quantity increase, addition of wearing slabs, precast cost increase). Added partial 6th level to precast garage.
4	Masonry	\$327,000	\$104,880	\$222,120
				Reallocation of Facade cost along North Washington Street from retail to garage at Block 2
5	Metals	\$298,094	\$129,550	\$168,544
				Again a significant jump in the raw steel market has pushed steel prices. Misc. metals price increase
6	Woods and Plastics	\$0	\$5,000	(\$5,000)
7	Thermal/Moisture Protection	\$175,000	\$108,681	\$66,319
8	Doors, Windows, and Glazing	\$40,000	\$228,175	(\$188,175)
				Deleted storefront falswork and glazing at stair tower
9	Finishes	\$245,000	\$117,725	\$127,275
10	Specialties	\$9,250	\$32,500	(\$23,250)
11	Equipment	\$21,000	\$15,000	\$6,000
12	Furnishings	\$0	\$0	\$0
13	Special Construction	\$0	\$0	\$0
14	Conveying Systems	\$389,550	\$195,000	\$194,550
15	Mechanical	\$771,000	\$381,369	\$389,631
				Increase in metals costs for elevators The originals documents were very limited in their description, sizing and quantities, so historic data was used to provide preliminary pricing. After review of the updated drawings the MEP systems were clarified and repriced. This along with a significant increase in metal ductwork and piping costs (metals) escalated the pricing.
16	Electrical	\$760,000	\$556,475	\$203,525
				The originals documents were very limited in their description, sizing and quantities, so historic data was used to provide preliminary pricing. After review of the updated drawings the MEP systems were clarified. This along with a significant increase in conduit, wire and gear costs (metals) escalated the pricing.
	Owner Allowances	\$164,500	\$164,500	\$0
	Cost of Work Total	\$10,101,000	\$6,437,000	\$3,664,000

Rockville Town Square Block 4 Budget Summary

Bid Unit	Description	Public Garage Budget (1-7-05)	Public Garage Budget (6-9-04)
001	General Requirements	\$ 359,880	\$ 359,880
01B	Surveying	\$ 3,125	\$ -
02A	Earthwork	\$ 900,875	\$ 848,410
02E	Sheeting and Shoring	\$ 154,020	\$ 138,000
02K	Dewatering	\$ 29,178	\$ 26,184
02Q	Deep Foundations	\$ 1,500,000	\$ -
03A	Concrete/Rebar	\$ 4,326,108	\$ 2,940,501
03B	Precast Concrete	\$ 4,154,000	\$ 4,154,000
03C	Hambro Install	\$ -	\$ -
03D	Hambro Furnish	\$ -	\$ -
04A	Masonry/ Arch. Precast	\$ 488,856	\$ 103,360
05B	Miscellaneous Metals	\$ 445,643	\$ 258,225
05D	Ornamental Railings	\$ -	\$ -
06A	Rough Carpentry	\$ 10,000	\$ 10,000
06B	Finish Carpentry (Allowance)	\$ -	\$ -
06C	Cabinetry (Allowance)	\$ -	\$ -
06D	Kitchen Countertops (Allowance)	\$ -	\$ -
06E	Vanity Tops (Allowance)	\$ -	\$ -
07A	IRMA Roofing	\$ -	\$ -
07B	EIFS	\$ -	\$ -
07C	Spray Fireproofing	\$ -	\$ -
07D	Waterproofing	\$ 261,620	\$ 132,519
07E	Caulking	\$ -	\$ -
07F	Siding	\$ -	\$ -
07G	Metal Panels	\$ -	\$ -
07H	Decorative Roofing	\$ -	\$ -
08A	Hollow Metal Doors and Hdwr	\$ 44,849	\$ 54,000
08B	Storefronts	\$ -	\$ -
08C	Overhead Doors	\$ 14,950	\$ 15,000
08D	Residential Windows	\$ -	\$ -
08E	Apartment Entry Doors (Allow)	\$ -	\$ -
08F	Apartment Prehung Doors (Allow)	\$ -	\$ -
09A	Drywall/ Metal Studs	\$ 276,570	\$ 8,000
09B	Carpeting/ VCT (Allowance)	\$ -	\$ -
09C	Ceramic Tile (Allowance)	\$ -	\$ -
09D	Painting	\$ 130,477	\$ 130,477
10A	Bathroom Accessories	\$ -	\$ -
10C	Lockers and Postal Specialties	\$ -	\$ -
10D	Miscellaneous Specialties	\$ 13,829	\$ 12,000
11A	Dock Equipment	\$ -	\$ -
11B	Trash Chutes	\$ -	\$ -
11C	Louvers	\$ 63,000	\$ 63,000
11D	Appliances (Allowance)	\$ -	\$ -
12A	Window Blinds	\$ -	\$ -
14A	Elevators	\$ 300,000	\$ 300,000
15A	Plumbing	\$ 704,132	\$ 462,702
15B	HVAC	\$ 550,000	\$ 534,170
15C	Sprinkler	\$ 450,000	\$ 429,158
16A	Electrical	\$ 1,136,179	\$ 1,268,055

Rockville Town Square Block 4 Budget Summary

Bid Unit	Description	Public Garage Budget (1-7-05)	Public Garage Budget (6-9-04)
	Allowances	\$ 1,189,800	\$ 1,189,800
	Subcontractor Bonds	Included	\$ 134,374
	Additonal Scope Since 6/9/04	Included	\$ 2,885,000
	Potential Value Engineering	Included	Not Applicable
	Subtotal	\$ 17,508,000	\$ 16,457,000
	General Conditions (Prorated)	\$ 896,500	
	Liability Insurance (0.7%)	\$ 129,000	
	Builder's Risk Insurance (0.3%)	\$ 56,000	
	P & P Bond (0.785%)	\$ 146,000	
	Fee (Fixed Base Fee)	\$ 375,000	
	Preconstruction	**	
	Subtotal	\$ 19,110,500	
	Construction Contingency (2%)	\$ 383,000	
	Incentive Bonus:		
	Block 4 Garage	\$ 100,000	
	Block 4 Residential	\$ -	
	Subtotal	\$ 19,593,500	
	Total GMP	\$19,593,500	

** Under Separate Contract
In Previous GMP with City

Rockville Town Square Block 4 Garage Budget Comparison

Updated 1/14/2005

			Block 4 Garage		
Division	Description		1/7/2005	2/25/2004	Delta
1	Temporary Construction		\$363,005	\$308,532	\$54,473
2	Sitework		\$2,584,073	\$1,178,219	\$1,405,854
3	Concrete/Rebar		\$8,480,108	\$7,830,315	\$649,793
Comparison					
Added Deep foundations					
The current steel market has skyrocketed and raw steel prices or "pig iron prices" have doubled which in turn has increased rebar price significantly (In addition concrete price increase, rebar tonnage increase, concrete quantity increase, addition of wearing slabs, precast cost increase). 150 Spaces deleted at top level of garage.					
4	Masonry		\$488,856	\$168,960	\$319,896
5	Metals		\$445,643	\$279,300	\$166,343
Again a significant jump in the raw steel market has pushed steel prices Misc. metals price increase					
6	Woods and Plastics		\$10,000	\$10,000	\$0
7	Thermal/Moisture Protection		\$261,620	\$88,538	\$173,082
8	Doors, Windows, and Glazing		\$59,799	\$223,500	(\$163,701)
9	Finishes		\$407,047	\$201,904	\$205,143
10	Specialties		\$13,829	\$33,250	(\$19,421)
11	Equipment		\$63,000	\$15,000	\$48,000
12	Furnishings		\$0	\$0	\$0
13	Special Construction		\$0	\$0	\$0
14	Conveying Systems		\$300,000	\$495,000	(\$195,000)
15	Mechanical		\$1,704,132	\$631,332	\$1,072,800
Reduction in number of stops for elevators					
The originals documents were very limited in their description, sizing and quantities, so historic data was used to provide preliminary pricing. After review of the updated drawings the MEP systems were clarified and repriced. This along with a significant increase in metal ductwork and piping costs (metals) escalated the pricing.					
16	Electrical		\$1,136,179	\$1,064,579	\$71,600
The originals documents were very limited in their description, sizing and quantities, so historic data was used to provide preliminary pricing. After review of the updated drawings the MEP systems were clarified. This along with a significant increase in conduit, wire and gear costs (metals) escalated the pricing.					
Owner Allowances			\$1,189,800	\$1,189,800	\$0
Cost of Work Total			\$17,508,000	\$13,719,000	\$3,789,000

SUMMARY OF COMPARISON SHEETS FOR ALL GARAGES

BLK	"GMP"	Modification Public Improvement Contract	Anticipated Expenditures 2004 thru March 2005	Actual Spent thru December 2004
5	\$ 8,884,250 ¹	\$8,884,250 ³	\$6,857,000	\$4,057,984
½	\$11,199,250 ²	\$8,606,904 ³	\$1,802,000	\$ 523,690
4	<u>\$19,593,500²</u>	<u>\$4,362,248³</u>	<u>\$ 549,000</u>	<u>0.00</u>
Total	\$39,677,000	\$21,853,492	\$9,208,000	\$4,581,674

1. Final GMP – see Attachment 2 for additional detail.
2. "Budget GMP (includes allowances for items not yet bid)
see Attachments 4 and 6 for additional detail.
3. See Attachments 9, 10, and 11 for more detail as to scope and costs.

~~Exhibit 2~~
 Rockville Town Square
 Authorization to Award Contracts and
 Limited Authorization to Proceed Amount

Bid Unit	Subcontractor	Total Budget Amount	Subcontract Award Amount	Authorization to Proceed	Amount Billed Through 12/31/04	Contract Status/ Bid Expiration
WT Job #10190-300 - Block 5 - Public Garage						
001	General Requirements - WT	\$ 90,000	\$ 90,000	\$ 25,000	\$ -	
01B	Surveying - KCI	\$ 7,500	\$ 7,500	\$ 7,500	\$ 3,520	Under Contract
02A	Earthwork - National Wrecking	\$ 1,305,161	\$ 1,305,161	\$ 1,305,161	\$ 1,305,161	Under Contract
02E	Sheeting and Shoring - Berkel	\$ 465,350	\$ 465,350	\$ 465,350	\$ 457,504	Under Contract
02K	Dewatering - WT	\$ 29,180	\$ 29,180	\$ 29,180	\$ 16,384	Under Contract
03A	Concrete - Brothers	\$ 3,837,905	\$ 3,837,905	\$ 3,837,905	\$ 1,779,684	Under Contract
03C	Hambro Install	\$ -	\$ -	\$ -	\$ -	
03D	Hambro Furnish	\$ -	\$ -	\$ -	\$ -	
04A	Masonry/Precast - Caretti	\$ 128,291	\$ 128,291	\$ 20,000	\$ -	1/7/2005
05B	Miscellaneous Metals - Misc. Metals	\$ 147,875	\$ 147,875	\$ 50,000	\$ -	1/7/2005
05D	Ornamental Railings	\$ -	\$ -	\$ -	\$ -	
06A	Rough Carpentry	\$ -	\$ -	\$ -	\$ -	
06B	Finish Carpentry	\$ -	\$ -	\$ -	\$ -	
06C	Cabinetry (Allowance)	\$ -	\$ -	\$ -	\$ -	
06D	Kitchen Countertops (Allowance)	\$ -	\$ -	\$ -	\$ -	
06E	Vanity Tops (Allowance)	\$ -	\$ -	\$ -	\$ -	
07A	IRMA Roofing	\$ -	\$ -	\$ -	\$ -	
07B	EIFS	\$ -	\$ -	\$ -	\$ -	
07C	Spray Fireproofing	\$ -	\$ -	\$ -	\$ -	
07D	Waterproofing - Consolidated	\$ 232,882	\$ 232,882	\$ 200,000	\$ 27,896	Under Contract
07E	Caulking	\$ -	\$ -	\$ -	\$ -	
07G	Metal Panels	\$ -	\$ -	\$ -	\$ -	
07H	Decorative Roofing	\$ -	\$ -	\$ -	\$ -	
08A	Hollow Metal Doors	\$ 41,376	\$ 41,376	\$ -	\$ -	1/7/2005
08B	Storefronts	\$ 10,000	\$ 10,000	\$ -	\$ -	1/7/2005
08C	Overhead Doors	\$ 10,081	\$ 10,081	\$ -	\$ -	1/7/2005
08D	Residential Windows	\$ -	\$ -	\$ -	\$ -	
08E	Apartment Entry Door (Allowance)	\$ -	\$ -	\$ -	\$ -	
08F	Apartment Prehung Doors (Allow)	\$ -	\$ -	\$ -	\$ -	
09A	Drywall/Metal Studs - CCE	\$ 75,282	\$ 75,282	\$ 5,000	\$ -	1/7/2005
09B	Carpeting/VCT (Allowance)	\$ -	\$ -	\$ -	\$ -	
09C	Ceramic Tile (Allowance)	\$ -	\$ -	\$ -	\$ -	
09D	Painting	\$ 26,000	\$ 26,000	\$ -	\$ -	1/7/2005
10A	Bathroom Accessories	\$ -	\$ -	\$ -	\$ -	
10C	Lockers and Postal Specialties	\$ -	\$ -	\$ -	\$ -	
10D	Miscellaneous Specialties	\$ 4,800	\$ 4,800	\$ -	\$ -	1/7/2005
11A	Dock Equipment	\$ -	\$ -	\$ -	\$ -	
11B	Trash Chutes	\$ -	\$ -	\$ -	\$ -	
11C	Louvers	\$ 17,686	\$ 17,686	\$ -	\$ -	1/7/2005
11D	Appliances	\$ -	\$ -	\$ -	\$ -	
12A	Window Blinds	\$ -	\$ -	\$ -	\$ -	
14A	Elevators - Kone	\$ 97,500	\$ 97,500	\$ 5,000	\$ -	1/7/2005
15A	Plumbing - Madison	\$ 330,000	\$ 330,000	\$ 330,000	\$ 179,200	Under Contract
15B	HVAC - Roman	\$ 274,900	\$ 274,900	\$ 20,000	\$ -	1/7/2005
15C	Fire Protection - Simplex Grinnell	\$ 151,206	\$ 151,206	\$ 20,000	\$ -	1/7/2005
16A	Electrical - Power Design	\$ 451,000	\$ 451,000	\$ 20,000	\$ -	1/7/2005
	Subtotal	\$ 7,734,000	\$ 7,734,000	\$ 6,341,000	\$ 3,769,349	
	General Conditions	\$ 448,250	\$ 448,250	\$ 250,000	\$ 170,117	
	Liability Insurance	\$ 58,000	\$ 58,000	\$ 46,137	\$ 25,256	
	Builder's Risk Insurance	\$ 25,000	\$ 25,000	\$ 19,911	\$ 11,897	
	P&P Bond	\$ 65,000	\$ 65,000	\$ 65,000	\$ 1,795	
	Fee	\$ 167,000	\$ 167,000	\$ 134,441	\$ 79,569	
	Contractor's Contingency	\$ 170,000	\$ 170,000	\$ -	\$ -	
	Incentive Bonus	\$ 25,000	\$ 25,000	\$ -	\$ -	
	Owner's Allowances	\$ 192,000	\$ 192,000	\$ -	\$ -	
	Total Block 5 - Public Garage	\$ 8,884,250	\$ 8,884,250	\$ 6,857,000	\$ 4,057,984	

~~Exhibit 2~~
 Rockville Town Square
 Authorization to Award Contracts and
 Limited Authorization to Proceed Amount

Bid Unit	Subcontractor	Total Budget Amount	Subcontract Award Amount	Authorization to Proceed	Amount Billed Through 12/31/04	Contract Status/ Bid Expiration
WT Job #10190-300 - Block 1/2 - Public Garage						
001	General Requirements	\$ 202,364	\$ -	\$ -	\$ -	
01B	Surveying - KCI	\$ 21,324	\$ 21,324	\$ 5,000	\$ -	Under Contract
02A	Earthwork - National Wrecking	\$ 820,320	\$ 820,320	\$ 820,320	\$ 330,064	Under Contract
02E	Sheeting and Shoring - Berkel	\$ 154,915	\$ 154,915	\$ 154,915	\$ 128,264	Under Contract
02K	Dewatering - WT	\$ 29,180	\$ 29,180	\$ 29,180	\$ -	Under Contract
03A	Concrete	\$ 3,874,915	\$ 3,874,915	\$ 500,000	\$ -	1/31/2005
03B	Precast Concrete	\$ 1,797,500	\$ 1,797,500	\$ 75,000	\$ -	1/31/2005
03C	Hambro Install	\$ -	\$ -	\$ -	\$ -	
03D	Hambro Furnish	\$ -	\$ -	\$ -	\$ -	
04A	Masonry/Precast	\$ 327,000	\$ -	\$ -	\$ -	
05B	Miscellaneous Metals - Misc. Metals	\$ 298,094	\$ -	\$ -	\$ -	
05D	Ornamental Railings	\$ -	\$ -	\$ -	\$ -	
06A	Rough Carpentry	\$ -	\$ -	\$ -	\$ -	
06B	Finish Carpentry	\$ -	\$ -	\$ -	\$ -	
06C	Cabinetry (Allowance)	\$ -	\$ -	\$ -	\$ -	
06D	Kitchen Countertops (Allowance)	\$ -	\$ -	\$ -	\$ -	
06E	Vanity Tops (Allowance)	\$ -	\$ -	\$ -	\$ -	
07A	IRMA Roofing	\$ -	\$ -	\$ -	\$ -	
07B	EIFS	\$ -	\$ -	\$ -	\$ -	
07C	Spray Fireproofing	\$ -	\$ -	\$ -	\$ -	
07D	Waterproofing	\$ 175,000	\$ 175,000	\$ -	\$ -	Bids Due 2/15/05
07E	Caulking	\$ -	\$ -	\$ -	\$ -	
07G	Metal Panels	\$ -	\$ -	\$ -	\$ -	
07H	Decorative Roofing	\$ -	\$ -	\$ -	\$ -	
08A	Hollow Metal Doors	\$ 30,000	\$ -	\$ -	\$ -	
08B	Storefronts	\$ -	\$ -	\$ -	\$ -	
08C	Overhead Doors	\$ 10,000	\$ -	\$ -	\$ -	
08D	Residential Windows	\$ -	\$ -	\$ -	\$ -	
08E	Apartment Entry Door (Allowance)	\$ -	\$ -	\$ -	\$ -	
08F	Apartment Prehung Doors (Allow)	\$ -	\$ -	\$ -	\$ -	
09A	Drywall/Metal Studs	\$ 185,000	\$ -	\$ -	\$ -	
09B	Carpeting/VCT (Allowance)	\$ -	\$ -	\$ -	\$ -	
09C	Ceramic Tile (Allowance)	\$ -	\$ -	\$ -	\$ -	
09D	Painting	\$ 60,000	\$ -	\$ -	\$ -	
10A	Bathroom Accessories	\$ -	\$ -	\$ -	\$ -	
10C	Lockers and Postal Specialties	\$ -	\$ -	\$ -	\$ -	
10D	Miscellaneous Specialties	\$ 9,250	\$ -	\$ -	\$ -	
11A	Dock Equipment	\$ -	\$ -	\$ -	\$ -	
11B	Trash Chutes	\$ -	\$ -	\$ -	\$ -	
11C	Louvers	\$ 21,000	\$ -	\$ -	\$ -	
11D	Appliances	\$ -	\$ -	\$ -	\$ -	
12A	Window Blinds	\$ -	\$ -	\$ -	\$ -	
14A	Elevators/Escalators	\$ 389,550	\$ -	\$ -	\$ -	
15A	Plumbing	\$ 471,000	\$ 471,000	\$ -	\$ -	Bids Due 2/15/05
15B	HVAC	\$ 185,000	\$ -	\$ -	\$ -	
15C	Sprinkler	\$ 115,000	\$ -	\$ -	\$ -	
16A	Electrical	\$ 760,000	\$ -	\$ -	\$ -	
	Subtotal	\$ 9,936,500	\$ 7,344,154	\$ 1,584,415	\$ 458,328	
	General Conditions	\$ 448,250	\$ 448,250	\$ 100,000	\$ 50,000	
	Liability Insurance	\$ 74,000	\$ 74,000	\$ 11,791	\$ 3,558	
	Builder's Risk Insurance	\$ 32,000	\$ 32,000	\$ 5,089	\$ 1,536	
	P&P Bond	\$ 84,000	\$ 84,000	\$ 65,000	\$ -	
	Fee	\$ 215,000	\$ 215,000	\$ 35,326	\$ 10,268	
	Contractor's Contingency	\$ 220,000	\$ 220,000	\$ -	\$ -	
	Incentive Bonus	\$ 25,000	\$ 25,000	\$ -	\$ -	
	Owner's Allowances	\$ 164,500	\$ 164,500	\$ -	\$ -	
	Total Block 1/2 - Public Garage	\$ 11,199,250	\$ 8,606,904	\$ 1,802,000	\$ 523,690	

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The Whiting-Turner Contracting Co.

Updated 1/14/2005

Exhibit 2
Rockville Town Square
Authorization to Award Contracts and
Limited Authorization to Proceed Amount

Bid Unit	Subcontractor	Total Budget Amount	Subcontract Award Amount	Authorization to Proceed	Amount Billed Through 12/31/04	Contract Status/ Bid Expiration
WT Job #10190-300 - Block 4 - Public Garage						
001	General Requirements	\$ 359,880	\$ 3,125	\$ 3,125	\$ -	Under Contract
01B	Surveying - KCI	\$ 3,125	\$ 3,125	\$ 3,125	\$ -	Under Contract
02A	Earthwork - National Wrecking	\$ 900,875	\$ 900,875	\$ 250,000	\$ -	Under Contract
02E	Sheeting and Shoring - Berkel	\$ 154,020	\$ 154,020	\$ 100,000	\$ -	Under Contract
02K	Dewatering - WT	\$ 29,178	\$ 29,178	\$ 15,000	\$ -	Under Contract
02Q	Deep Foundations	\$ 1,500,000	\$ -	\$ -	\$ -	
03A	Concrete	\$ 4,325,108	\$ -	\$ -	\$ -	
03B	Precast Concrete	\$ 4,154,000	\$ -	\$ -	\$ -	
03C	Hambro Install	\$ -	\$ -	\$ -	\$ -	
03D	Hambro Furnish	\$ -	\$ -	\$ -	\$ -	
04A	Masonry/Precast	\$ 488,856	\$ -	\$ -	\$ -	
05B	Miscellaneous Metals - Misc. Metals	\$ 445,643	\$ -	\$ -	\$ -	
05D	Ornamental Railings	\$ -	\$ -	\$ -	\$ -	
06A	Rough Carpentry	\$ 10,000	\$ -	\$ -	\$ -	
06B	Finish Carpentry	\$ -	\$ -	\$ -	\$ -	
06C	Cabinetry (Allowance)	\$ -	\$ -	\$ -	\$ -	
06D	Kitchen Countertops (Allowance)	\$ -	\$ -	\$ -	\$ -	
06E	Vanity Tops (Allowance)	\$ -	\$ -	\$ -	\$ -	
07A	IRMA Roofing	\$ -	\$ -	\$ -	\$ -	
07B	EIFS	\$ -	\$ -	\$ -	\$ -	
07C	Spray Fireproofing	\$ -	\$ -	\$ -	\$ -	
07D	Waterproofing	\$ 261,620	\$ -	\$ -	\$ -	
07E	Caulking	\$ -	\$ -	\$ -	\$ -	
07G	Metal Panels	\$ -	\$ -	\$ -	\$ -	
07H	Decorative Roofing	\$ -	\$ -	\$ -	\$ -	
08A	Hollow Metal Doors	\$ 44,849	\$ -	\$ -	\$ -	
08B	Storefronts	\$ -	\$ -	\$ -	\$ -	
08C	Overhead Doors	\$ 14,950	\$ -	\$ -	\$ -	
08D	Residential Windows	\$ -	\$ -	\$ -	\$ -	
08E	Apartment Entry Door (Allowance)	\$ -	\$ -	\$ -	\$ -	
08F	Apartment Prehung Doors (Allow)	\$ -	\$ -	\$ -	\$ -	
09A	Drywall/Metal Studs	\$ 276,570	\$ -	\$ -	\$ -	
09B	Capeting/VCT (Allowance)	\$ -	\$ -	\$ -	\$ -	
09C	Ceramic Tile (Allowance)	\$ -	\$ -	\$ -	\$ -	
09D	Painting	\$ 130,477	\$ -	\$ -	\$ -	
10A	Bathroom Accessories	\$ -	\$ -	\$ -	\$ -	
10C	Lockers and Postal Specialties	\$ -	\$ -	\$ -	\$ -	
10D	Miscellaneous Specialties	\$ 13,829	\$ -	\$ -	\$ -	
11A	Dock Equipment	\$ -	\$ -	\$ -	\$ -	
11B	Trash Chutes	\$ -	\$ -	\$ -	\$ -	
11C	Louvers	\$ 63,000	\$ -	\$ -	\$ -	
11D	Appliances	\$ -	\$ -	\$ -	\$ -	
12A	Window Blinds	\$ -	\$ -	\$ -	\$ -	
14A	Elevators/Escalators	\$ 300,000	\$ -	\$ -	\$ -	
15A	Plumbing	\$ 704,132	\$ -	\$ -	\$ -	
15B	HVAC	\$ 550,000	\$ -	\$ -	\$ -	
15C	Sprinkler	\$ 450,000	\$ -	\$ -	\$ -	
16A	Electrical	\$ 1,136,179	\$ -	\$ -	\$ -	
	Subtotal	\$ 16,318,450	\$ 1,090,323	\$ 371,250	\$ -	
	General Conditions	\$ 896,250	\$ 896,250	\$ 100,000	\$ -	
	Liability Insurance	\$ 129,000	\$ 129,000	\$ 3,299	\$ -	
	Builder's Risk Insurance	\$ 56,000	\$ 56,000	\$ 1,424	\$ -	
	P&P Bond	\$ 146,000	\$ 146,000	\$ 65,000	\$ -	
	Fee	\$ 375,000	\$ 375,000	\$ 10,819	\$ -	
	Contractor's Contingency	\$ 383,000	\$ 383,000	\$ -	\$ -	
	Incentive Bonus	\$ 100,000	\$ 100,000	\$ -	\$ -	
	Owner's Allowances	\$ 1,189,800	\$ 1,189,800	\$ -	\$ -	
	Total Block 1/2 - Public Garage	\$ 19,593,500	\$ 4,365,373	\$ 552,000	\$ -	
	Total Block 5, 1/2, and 4 Authorization to Proceed	\$ 39,677,000	\$ 21,856,527	\$ 9,211,000	\$ 4,581,674	
	Additional Amount Authorized Through Closing (3/15/05)				\$ 4,629,326	
Previously Authorized to Proceed						

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